


SEND TAX NOTICE TO:  
Home Loan Services, Inc.  
150 Allegheny Center  
Pittsburg, PA 15212

  
20091014000388060 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
10/14/2009 12:27:12 PM FILED/CERT

CM #: 105143

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 23rd day of August, 2006, Trent N. Lindsey and Machel E. Lindsey, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for First Franklin A Division of National City Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20060830000428270, said mortgage having subsequently been transferred and assigned to First Franklin Financial Corporation, ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said First Franklin Financial Corporation did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 24, 2009, July 1, 2009, and July 8, 2009; and

WHEREAS, on October 2, 2009, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and First Franklin Financial

Corporation did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said First Franklin Financial Corporation ; and

WHEREAS, First Franklin Financial Corporation, was the highest bidder and best bidder in the amount of Two Hundred Fifty-Three Thousand Four Hundred Twenty-Four And 81/100 Dollars (\$253,424.81) on the indebtedness secured by said mortgage, the said First Franklin Financial Corporation, by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto First Franklin Financial Corporation, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

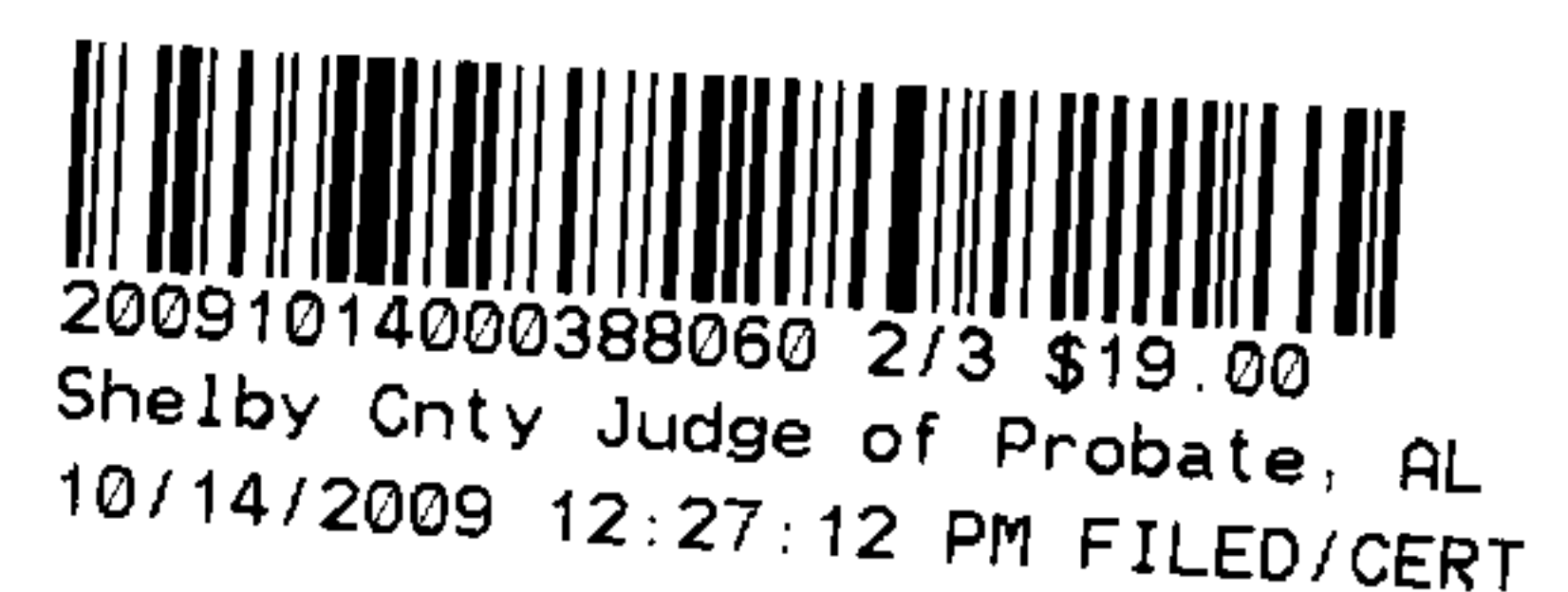
A Parcel of land being part of lot 3 of Triple" M" Farm as recorded in the Office of the Judge of Probate for Shelby County, Alabama, Inst. No.1999-18647, and being situated in the Northeast Quarter of Southeast Quarter of Section 31, Township 21 South, Range 1 West, and being more particularly described as follows:

Beginning at a 1/2 inch rebar set at the Northeast corner of said Lot 3; thence along the Westerly right of way line of Shelby Springs Road with a curve turning to the left with an arc length of 535.28, feet, a radius of 5504.52 feet, and a chord bearing and distance of South 17 degrees 23 minutes 50 seconds West for 535.07 feet to a 1/2 inch rebar set; thence North 59 degrees 28 minutes 27 seconds West a distance of 351.85 feet to a point within an existing lake; thence North 10 degrees 45 minutes 37 seconds East a distance of 337.82 feet to a 1.2 inch rebar set on the North line of said Lot 3; thence North 90 degrees 00 minutes 00 seconds East, a distance of 400.00 feet to the point of Beginning.

According to the survey of Rodney Shiflett, dated August 14, 2003.


Also known as Lot 3A, according to a resubdivison of Lot 3, Triple "M" Farm as recorded in Map Book 32, Page 39, Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto First Franklin Financial Corporation its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.





IN WITNESS WHEREOF, First Franklin Financial Corporation, has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this October 2, 2009.

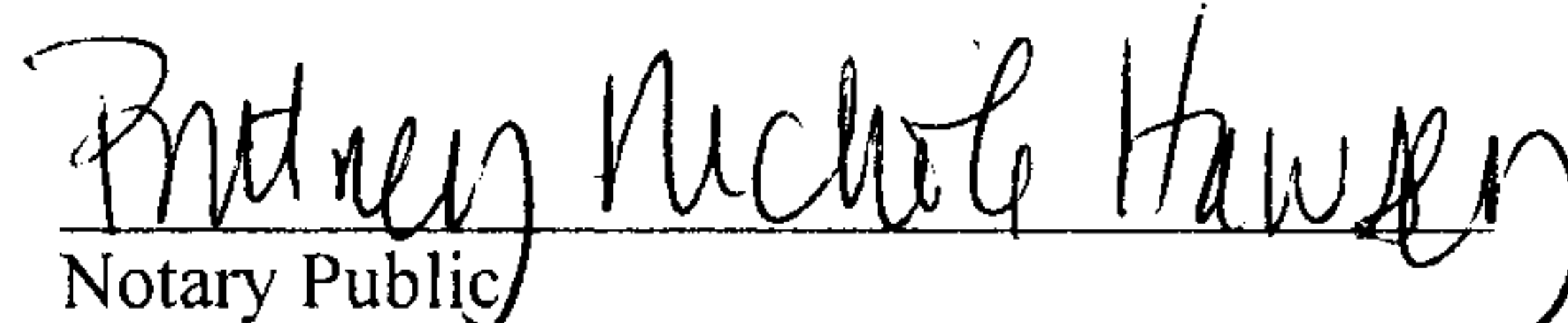
First Franklin Financial Corporation  
By:   
Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, acting in his/her capacity as auctioneer and attorney-in-fact for First Franklin Financial Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this October 2, 2009.

  
Notary Public  
My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 26, 2012

This instrument prepared by:  
Cynthia W. Williams  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727



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